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Solicitors & Estate Agents



# 4 BAKERS DOZEN

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2LA

4 Bakers Dozen is a well-proportioned bright and spacious bungalow located within the popular Bakers Dozen development in Gatehouse of Fleet.



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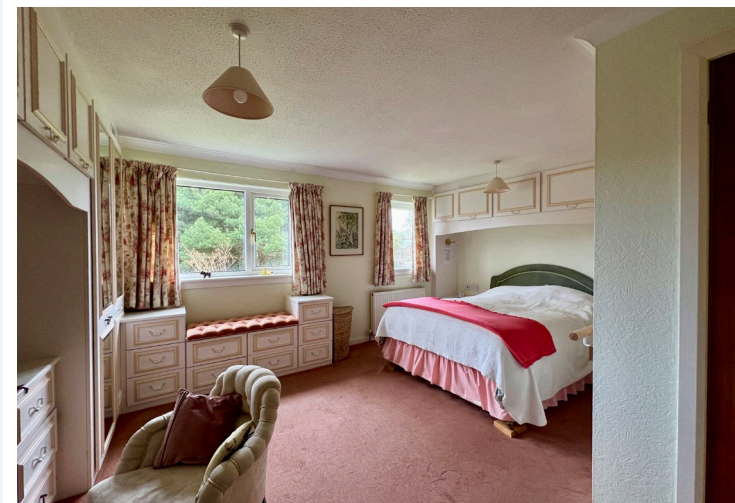
## Accommodation:

### Ground Floor:

Entrance Hallway  
Reception Hallway  
Living Room  
Conservatory  
Dining/Kitchen  
Utility Room  
Shower Room  
Bathroom  
Double Bedroom 1  
Double Bedroom 2  
Double Bedroom 3

### Outside:

Front & Rear Garden.  
Garage. Shed. Off street parking for a number of vehicles.



4 Bakers Dozen is a bright and spacious three bedroom detached bungalow in a popular quiet residential location which is a short level walk to all local amenities. This spacious and light home benefits from flexible accommodation and a generous wrap round garden.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library, health centre and several hotels and cafes. Within the wider area, there are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens, and lochs.

Within Gatehouse there are active sports clubs (for example bowling, tennis, golf and snooker) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

#### ACCOMMODATION

Entered from rear garden through uPVC door with obscured double glazed window above into:

#### ENTRANCE HALLWAY **1.79m x 2.47m**

Light and welcoming entrance area with two fifteen pane wooden glazed doors leading into reception hallway. Ceiling cornicing. Ceiling light. Smoke alarm. Radiator. Further wooden 15 pane glazed door with ornate side panels leading into conservatory. Parquet wooden flooring

#### RECEPTION HALLWAY **1.79m x 4.08m (lengthening to 4.84m x 1.09m)**

Wide L-shaped reception hallway with doors leading off to all main accommodation. 2 Ceiling lights. Ceiling cornicing. Storage cupboard. Central heating thermostat. access hatch. Radiator. Fitted carpet. Two wooden 15-pane glazed doors leading into:-

#### LIVING ROOM **5.05m x 4.44m**

Bright and spacious reception room enjoying an abundance of natural light from a uPVC double glazed window to side with curtain pole and curtains and uPVC double glazed French doors leading out to garden with curtain pole and curtains. Ceiling light. Four wall lights. Two radiators. Fyfestone feature fireplace with gas fire and tiled hearth. Fitted carpet.

#### CONSERVATORY **3.96m x 3.22m**

Well positioned conservatory which can be used all year round. uPVC double glazed windows on three walls. Pine-clad ceiling. uPVC double glazed French doors leading out down steps to generous patio area. Blinds. Ceiling light. Wood-effect flooring

#### DINING/KITCHEN **5.31m x 4.01m (dining area 4.01m x 2.97m & kitchen 3.29m x 2.52m)**

Bright and spacious open plan kitchen/diner with ample natural light overlooking garden.

#### Dining area

Ceiling cornicing. Ceiling light. Radiator. Large uPVC double glazed window overlooking garden with curtain pole and curtains. Built-in pantry with electrical socket. Fitted carpet. Opens on to:-

#### Kitchen area

Good range of fitted kitchen units with laminate work surfaces with tiled splash backs. uPVC double glazed picture window overlooking garden. Ceiling cornicing. Recessed LED ceiling spotlights. Ceiling light. Integrated electric induction hob. Under-counter fridge freezer. One and a half bowl sink with mixer tap and drainer to side. Extractor hood above hob. Free-standing fridge freezer. Tile-effect vinyl flooring.

#### UTILITY ROOM **2.22m x 1.53m**

Fitted kitchen units. Plumbing for washing machine. Stainless steel sink with drainer. Wall-mounted gas-fired boiler. Tiled splashbacks. Obscure double glazed door leading out to garden. uPVC double glazed window to side. Built-in cupboard. Tile-effect vinyl flooring.

#### SHOWER ROOM **3.04m x 1.78m**

Good sized shower room with large walk-in shower cubicle with mains shower. Wood paneling on all walls. Recessed LED ceiling spotlights. Dimplex wall-mounted fan heater. uPVC obscure glazed window. Shaving light. Fixed bathroom mirror. Built-in vanity unit providing useful additional storage with inset wash hand basin with mixer tap. Radiator. Vinyl anti-slip flooring.

#### BATHROOM **2.45m x 3.04m**

Coloured suite of bath and WC. Washhand basin inset into vanity unit with laminate work surfaces and built-in storage beneath. Tiled from floor to ceiling. Radiator. Wall-mounted bathroom cabinets. Razor light. Fixed bathroom mirror. Chrome heated towel rail. Recessed halogen spotlights. Obscure uPVC double glazed window with curtain track and curtains. Fitted carpet.

#### DOUBLE BEDROOM 1 **3.44m x 2.98m**

Rear facing double bedroom enjoying a pleasant outlook across the garden. uPVC double glazed picture window with curtain pole and curtains. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

#### DOUBLE BEDROOM 2 **3.51m x 2.82m**

Rear facing double bedroom with ample natural light from large uPVC double glazed window with curtain pole and curtains. Ceiling cornicing. Ceiling light. Built-in triple wardrobe with mirror sliding doors. Radiator. Fitted Carpet.

#### DOUBLE BEDROOM 3 **4.30m x 4.04m**

The largest of the three double bedrooms, enjoys a fine outlook across the garden and ample natural light from two uPVC double glazed picture windows with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Radiator. Two fitted double wardrobes with built in dressing table area. Additional storage above bed. Radiator. Fitted Carpet.

#### OUTSIDE

The property offers a generous wraparound garden which is mainly laid to lawn with tarmacadam driveway sweeping round from the front providing parking for a number of vehicles. The driveway is bordered to one side with formal lawned areas interspersed with mature shrubs and trees. To the rear of the property is a generous paved patio area which can be accessed from both the conservatory and living room which is ideal for al fresco dining with another formal lawned area interspersed with a variety of mature shrubs and heathers providing interest and colour all year round. Well established rockery with a number of alpenes.

#### SHED

#### GARAGE

Up and over door. Concrete floor. Power and lighting.

#### BURDENS

The Council Tax Band relating to this property is F.



## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

## SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

## ENTRY

Subject to negotiation.

## HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

## GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

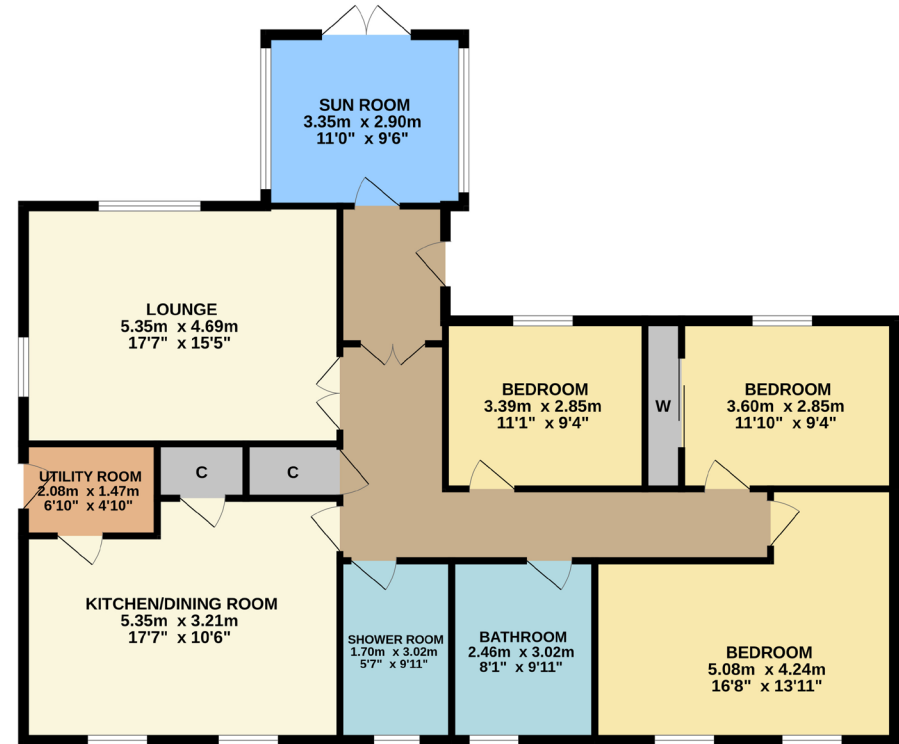
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/REIDM01-02

## GROUND FLOOR



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**

**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**

**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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